

LOT 27
IN OR 1168/1771
FLORA PARKE PB 6/137-139

THOMAS EMLYN E
23889 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0550-0027-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
Occupancy	00	NONE 100

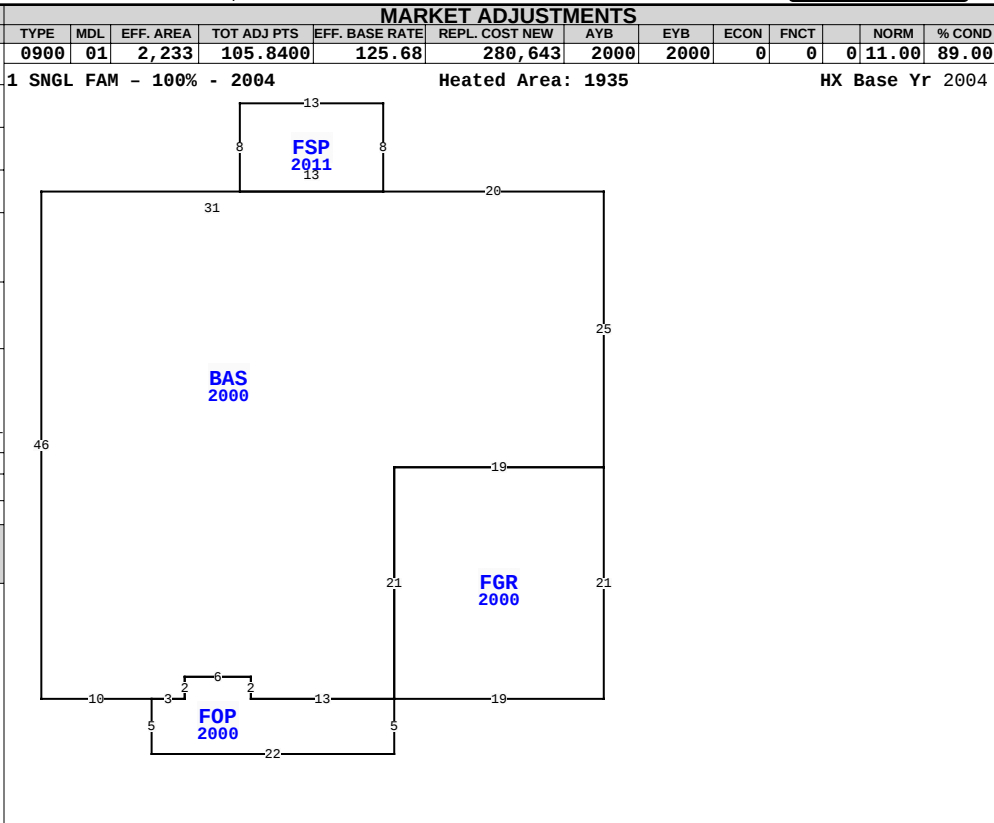
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,935	100	1,935	216,440
FGR	399	55	219	24,496
FOP	122	30	37	4,139
FSP	104	40	42	4,698

TOTALS	2,560		2,233	249,772
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2000
2	0811	CONCRETE B	0 100	0	0	869.00	SF	5.20	5.20	100	2000

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00



23889 FLORA PARKE BLVD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		249,772	
TOTAL MARKET OB/XF VALUE		6,590	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		321,362	
SOH/AGL Deduction		150,184	
ASSESSED VALUE		171,178	
TOTAL EXEMPTION VALUE		HX HB SX	100,000
BASE TAXABLE VALUE		71,178	
TOTAL JUST VALUE		321,362	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		257,799	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B07569	NEW CONSTR	104,000	10/01/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1168/1771	9/08/2003	WD	Q	I		155,500	
GRANTOR: GARDEN JENNIFER K							
GRANTEE: THOMAS EMLYN E							
0964/0443	12/28/2000	WD	U	I		122,500	
GRANTOR: SEDA CONSTRUCTION CO							
GRANTEE: GARDEN JENNIFER K							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2000] W20 FSP=[YR=2011] N8 W13 S8 E13 \$ W31 S46 E10 FOP=[YR=2000] S5 E22 N5 FGR=[YR=2000] E19 N21 W19 S21 \$ W13 N2 W6 S2 W3 \$ E3 N2 E6 S2 E13 N21 E19 N25 \$.											